

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

July 22, 2013

The Wethersfield Zoning Board of Appeals held a public hearing on July 22, 2013 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Morris Borea
Eugene Ziurys, Jr.
David Gustafson, Alternate

ABSENT: Mark Rudewicz, Clerk
Robert Cobb, Alternate
Paul J. Leblanc, Alternate

Also Present: Fred Valente –Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He asked if anyone wanted to speak on anything other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

Application No. 6124-13. Frances B. Waclawski, seeking a variance to establish a building lot having less than the required area at 466 Maple Street, South side, A Residential Zone, (§3.7) & (§ 10.4.B).

Atty. John F. Harvey, 1177 Silas Deane Highway, Wethersfield, CT appeared before the Board representing the applicant, Frances B. Waclawski, seeking a variance to establish a building lot having less than the required area.

Atty. Harvey presented informational handouts to the Commission. He stated that he is representing the owner, Frances B. Waclawski, 89 years of age who purchased the property with her husband in 1953. This building lot was cut out before that by a prior owner. Atty. Harvey stated that Mrs. Waclawski is currently residing in an assisted living facility in Baltimore and has resided in Baltimore for the past year and a half. She has raised her son and lived there with her husband who passed away 20 years ago. He presented and explained photographs to the Commission.

Atty. Harvey explained each photograph and Mr. Sheehy drawing to the Commission.

Atty. Harvey stated to the Commission that there are no buyers or plans for the house.

Chairman Vaughan, Jr. asked if the same individuals own both lots.

Atty. Harvey stated that the family grew up there.

Chairman Vaughan, Jr. asked Mr. Valente if there is a parcel number.

Mr. Valente verified with Atty. Harvey that it has a lot number, 139B.

Chairman Vaughan, Jr. asked Atty. Harvey if there are any plans to build a house on the lot.

Atty. Harvey stated again that there are no buyers or plans for the lot.

Atty. Harvey stated that a notice was mailed out that the town provided on the hearing and did post a sign on the property.

Commissioner Borea asked if the hardship was the size of the lot.

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Atty. Harvey stated that anyone purchasing the lot would have to either build a slightly small house or have a slightly smaller lot.

There were no audience members who wished to speak in favor of this application.

The following audience members wished to speak in opposition to this application:

1. Suzanne Marhefki, 72 Montague St., Wethersfield, CT.
She stated that she grew up and resided in the neighborhood and has two concerns:
 1. In the winter, one strip is plowed in the middle of the road and the few houses on the street are staggered and are not opposite each other therefore she is concerned that putting another house after all these years might be an issue with traffic. If the application was approved, the requirement that a driveway be directly opposite her driveway due to visitors parking and blocking their driveway.
 2. Build a house similar pattern to the rest of the houses in the neighborhood.

Mr. Valente stated that the town has no control over what type of house is built on the lot but the town has height and garage square foot limitations.

Ms. Marhefki asked if this application were approved then there would be potential for something to be built which there would be no say on.

Mr. Valente stated that was correct.

Chairman Vaughan, Jr. stated that you could only put a certain size house on the lot and would have to keep within the neighborhood.

Chairman Vaughan, Jr. questioned Ms. Marhefki if she received a written notice about tonight's meeting.

Ms. Marhefki stated that before she received the written notice she had seen people measuring at one point and asked about it. Her father who resides at 20 Kimball St. was going for a walk and noticed the sign on the Maple Street side.

Commissioner Borea asked Ms. Marhefki that her comments are if they have a driveway you would like to see it and within the neighborhood built a house that fit, your objections would be resolved.

Ms. Marhefki stated yes.

There were no further questions or comments from the Board.

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Application No. 6125-13. Suzanne Fausette, seeking a variance to permit the keeping of livestock (pet chickens) in the rear yard without having the proper lot size and keeping area at 65 Cumberland Ave. South side, C Residential Zone, (§3..5.4). (Renewal).

Suzanne Fausette, 64 Cumberland Ave., Wethersfield, CT appeared before the Board seeking a variance to permit the keeping of livestock (pet chickens) in the rear yard without having the proper lot size she was allowed through a variance one year ago. She stated that she has screened the chain link fence on the west side so it is not visible to the neighbors.

Ms. Fausette stated that she would like the Commission to extend the renewal of the variance and the hours during the summer months from 6 PM to 7 PM.

Chairman Vaughan, Jr. reviewed the previous stipulations with the applicant.

Ms. Fausette stated that she has a total of 5.

Ms. Fausette presented a letter to the Commission for the record in favor of this Application from Richard J. Gianetti, Jr. of 20 Oxford St., Wethersfield, CT.

Ms. Fausette stated that she has received no complaints.

Mr. Valente stated that there are no complaints.

Mr. Valente asked where the chickens go when they are housed inside.

Ms. Fausette stated that she has an enclosed porch attached to the house and built inside are chicken condos.

Ms. Fausette stated that her son is autistic.

The following audience member wished to speak in favor of this application:

1. Gus Colantonio, 16 Morrison Ave. Wethersfield, CT – Not against the application but what is the variance for the lot size.

Mr. Valente stated that the lot size is 4,000 square feet. The minimum lot size for this variance is 8,000 square feet to have any kind of animals.

There were no further questions or comments from the Board.

Application No. 6126-13 New Life Christian Fellowship, seeking a variance to install a free standing sign on Mill Street which exceeds the number permitted at 1155 Silas Deane Hwy, West side, RC Zone, (§6.3.F.4)

Eric Stillman, Pastor, 1155 Silas Deane Highway, Wethersfield, CT appeared before the Board seeking a variance to install a free standing sign on Mill Street which exceeds the number of signs permitted on the property. He stated that the building faces Mill St. and the rear of the lot address is Silas Deane Hwy. and currently there is no signage and is requesting permission for a free standing sign.

Chairman Vaughan, Jr. questioned why can a sign could not be located on the Silas Deane Hwy.

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Mr. Valente stated that the property exceeds the free standing signs for the building. The owner when he built the building thought it would be more prestigious to have a Silas Deane Highway address instead of a Mill street address which is on one parcel.

Pastor Eric Stillman stated that the sign would be within the town regulations.

There was no one in the audience who wished to speak in favor of the application.

The following audience member spoke in opposition of the application:

1. Kenneth Kleszcz, 133 Mill St., Wethersfield, CT – Has a problem with the sign. Has lived at his residence for 12 years and stated that those two properties have changed hands numerous times. If this application receives the variance, it will stay with the property. Does not want signs in his neighborhood and has nothing against the applicant.

Commissioner Borea questioned if Mr. Kleszcz received a written notice. He stated that his wife saw it in the Rare Reminder.

Chairman Vaughan, Jr. questioned why you can not put a sign up on the building.

Pastor Stillman stated that the landlord does not want anything on the building and recommended that we put something up on the street. Most churches do not have signs up on buildings which are more costly and in keeping in line with the church a free standing sign would be more beneficial.

There were no further questions or comments from the Board.

Application No. 6127-13 Luciano DiBacco, seeking a variance to install a standby generator in the side yard having less than the required side yard at 440 Coppermill Rd., East side. AAOS Zone, (§3.7).

Mr. Luciano DiBacco, 440 Coppermill Road appeared before the Board seeking a variance to install a standby generator in the side yard having less than the required side yard. Mr. DiBacco stated that he has spoken to his neighbors and that there is no issues with his placement of the standby generator.

Chairman Vaughan, Jr. questioned if the location of the standby generator is located near the gas line.

Mr. DiBacco stated yes and that his neighbor located at 432 Coppermill Road does not have an issue with the placement of the standby generator.

There were no further questions or comments from the Board.

The following audience member was in favor of this application:

1. Nancy Boccuzzi, 847 Cloverdale Circle, Wethersfield, CT – She stated that She resides across the street and is in favor of the application.

There was no one in the audience who wished to speak in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Vaughan, Jr.

Commissioner Rudewicz, Clerk

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PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Morris Borea
Eugene Ziurys, Jr.
David Gustafson, Alternate

ABSENT: Mark Rudewicz, Clerk
Robert Cobb, Alternate
Paul J. Leblanc, Alternate

Also Present: Fred Valente –Building Official

DECISIONS FROM PUBLIC HEARING

Application No. 6124-13. Frances B. Waclawski, seeking a variance to establish a building lot having less than the required area at 466 Maple Street, South side, A Residential Zone, (§3.7) & (§10.4.B) .

Upon motion made by Commissioner Borea, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulation:

1. Placement of driveway location be directly across from 72 Montavue St. as possible.

Application No. 6125-13. Suzanne Fausette, seeking a variance to permit the keeping of livestock (pet chickens) in the rear yard without having the proper lot size and keeping area at 65 Cumberland Ave., South Side, C Residential Zone, (§3.5.4). (Renewal)

Upon motion made by Vice Chairman Logan, seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulations:

1. Summer hours during the months of June, July & August be extended until 7 PM.
2. For a period of three (3) years.

Application No. 6126-13 New Life Christian Fellowship, seeking a variance to install a free standing sign on Mill Street which exceeds the number permitted at 1155 Silas Deane Hwy, West side, RC Zone, (§6.3.F.4).

Upon motion made by Commissioner Gustafson, seconded by Vice Chairman Logan and a poll of the Board it was unanimously that the above application **BE DENIED** as submitted.

Application No. 6127-13 Luciano DiBacco, seeking a variance to install a standby generator in the side yard having less than the required side yard at 440 Coppermill Rd., East side AAOS Zone, (§3.7).

Upon motion made by Commissioner Borea, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

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APPROVAL OF MINUTES

Upon motion made by Vice Chairman Logan seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the minutes of June 24, 2013 **BE APPROVED.**

ADJOURNMENT

The meeting was adjourned at 7:47 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Vice Chairman Daniel Logan, Acting Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Vice Chairman Daniel Logan, Acting Clerk